

COMSTOCK HOMES DEVELOPMENT AND ELLWOOD MESA OPEN SPACE PLAN FEIR

4.15 PUBLIC SERVICES

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This section describes existing public services within and surrounding the overall project area; assesses impacts of proposed project uses on existing public services; and recommends mitigation to reduce potential project impacts.

4.15.1 Existing Conditions

As the majority of public services are provided consistently throughout the project area, these services are generally described in the overview section. Specific infrastructure/easement descriptions are provided by residential or open space area, where applicable.

4.15.1.1 Overview

Public services have been defined to include the following topics, as described in the sections below:

- Law enforcement
- Fire protection
- Schools
- Utility easements
- Water supply
- Sewer service
- Solid waste
- Energy

Utility and infrastructure features for properties under City of Goleta jurisdiction are shown on Figure 4.15-1.

4.15.1.1.1 Law Enforcement.

Santa Barbara County Sheriff's Department. The County Sheriff's Department jurisdiction covers over 2,744 square miles, including 118 miles of coastline. The area served includes a population of 189,000, approximately one-half of the County of Santa Barbara's (County) population. Currently the Sheriff's Department is staffed with 300 sworn Deputy Sheriffs, over 175 sworn Corrections Officers, and nearly 200 civilian employees (www.sbsheriff.org). The Sheriff's Department currently provides law enforcement services to the incorporated areas in the project vicinity via a mutual services agreement with the City of Goleta. The Sheriff's Department has a staff of approximately 36 sworn peace officers in the incorporated area of Goleta. The main station is located at 4434 Calle Real in Goleta and is staffed with 65 officers. The Sheriff's Department's service area includes unincorporated areas from Gaviota in the north

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to the Ventura County line in the south. The Sheriff's Department has a staff of approximately 26 in the unincorporated areas between the northern part of the City of Santa Barbara and Gaviota. All patrols are dispatched from the main station (Moore, 2003).

The Sheriff's Department uses a form of the beat system to patrol its Goleta service area. Beats are not strictly defined, but there are six areas, which are patrolled from the main station. The Sheriff's Department provides 24-hour patrol of these areas by patrol cars staffed with one deputy on 12-hour shifts.

The Sheriff's Department tries to maintain an officer-to-population ratio of 1:1,200; an optimal ratio would be 1:1,000. This ratio rises and falls with the Sheriff's Department budget.

The Department reports a relatively low level of calls from the area, with most calls related to domestic or neighborhood disputes. The Ellwood Beach area and the community of Isla Vista have a higher than average crime rate. The Ellwood Beach area consists primarily of multi-family apartment complexes, and the community of Isla Vista has a large student population. Both areas have an above-average burglary rate. The Sheriff's Department has not identified any unusual issues relating to the project area. The overall crime rate in the County has dropped in recent years, reflecting the trend across the state.

4.15.1.1.2 Fire Protection. The Santa Barbara County Fire Department provides fire protection services to the project area under contract with the City of Goleta. The Fire Department serves an area of approximately 2,700 square miles and includes the incorporated sections of the County. The Fire Department is comprised of 15 fire stations. In general, all firefighters are trained as emergency medical technicians.

Criteria used to determine adequacy of fire protection services include: a five-minute response time; ratio of firefighters to population; and the population served. The five-minute response time is considered the most critical criterion in providing prompt urban fire protection.

The five-minute response standard is used for urban areas, and refers to the time it takes for a unit to reach a call and set up equipment after leaving the station. Response times under five minutes are considered adequate and over five minutes are substandard. Rather than applying these standards to specific service territories as the County has done in the past, the Fire Department currently approaches fire protection on a more system-wide basis and will shift resources to respond to calls as needed.

In the past, the Fire Department has tried to follow a standard of one, three-person station per 1,200 residents or one five-person station per 1,500 residents. All fire stations serving the project area meet or exceed this ratio. To maintain this standard, an increase in population would require the County to hire additional firefighters within the vicinity of the Joint Proposal Area, including the Open Space Plan areas under the City of Goleta's jurisdiction.

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FIGURE 4.15-I

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The Santa Barbara County Office of Emergency Services (OES) is a division of the County Fire Department, and is responsible for emergency planning and coordination for the Santa Barbara Operational Area.

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OES staff act as support staff to the Fire Department when “expanded dispatch” is activated during a fire within the County. Expanded dispatch serves as a central ordering point and coordination link for firefighters battling wildland fires or other major incidents.

Stations Number 11, 12, 14, and 17 (refer to Figure 4.15-2) currently provide service in the project area. The station closest to the proposed Comstock Homes Development site and the Open Space Plan areas under the City of Goleta’s jurisdiction is Station 11. Station 11 is located on Storke Road and serves as the primary response unit to the project area (Yeaw, 2003). Station 11 maintains a 1,500-gallon per minute pumper unit, a ladder truck – the only one in Goleta, and assorted water rescue equipment. Station 11 is staffed with six firefighters who are trained as emergency medical technicians, and one is a paramedic.

Station 17 is the next closest fire station (Mesa Road). Station 17 is staffed with three firefighters who are trained as emergency medical technicians, and two paramedics. Response time from Station 17 to areas within the project area is approximately five minutes. Station 17 maintains a 1,500-gallon per minute pumper unit, a rescue truck reserve pumper, and an ambulance. Stations 12 and 14 are both staffed with three firefighters who are trained as emergency medical technicians.

Department expenses are currently exceeding the budget. The Fire Department has had to reduce operations through staff cutbacks in the last several years, and was forced to close Station 19 in 1995. However, Station 12 was built in 1998 and is located 0.25-mile west of Calle Real and Patterson. This station is staffed with three firefighters and one 1,500-gallon per minute pumper unit. At this time, the Fire Department does not anticipate receiving additional funding to increase its staff to previous levels.

4.15.1.1.3 Schools. The project area lies within the Goleta Union School District (GUSD) and the Santa Barbara High School District (SBHSD). GUSD has a total of 10 public elementary schools (kindergarten to sixth grade) in Goleta, nine of which are in full operation. The El Rancho school was recently closed, with most students transferring to Brandon and Ellwood schools. SBHSD has a total of four junior high (grades 7 and 8) and three high schools (grades 9 to 12) in its district, all of which are in operation. Table 4.15-1 lists existing schools serving the Goleta area. GUSD’s generation factor – i.e., the number of school age children per household in the Goleta area, is 0.2914 for single-family detached units and 0.1352 for multi-family detached units (Packter, 2003).

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**Table 4.15-1. GUSD and SBHSD Projected
Enrollment and Capacities, October 2002**

| School | Enrollment | Capacity | Remaining |
|---|-------------------|-----------------|------------------|
| Goleta Union School District¹ | | | |
| Elementary | | | |
| Brandon | 362 | 392 | 30 |
| Mountain View | 381 | 381 | -0- |
| Ellwood | 390 | 405 | 15 |
| El Rancho | 0 | -0- | -0- (closed) |
| Foothill | 386 | 386 | -0- |
| Hollister | 502 | 550 | 48 |
| Isla Vista | 546 | 579 | 33 |
| Kellogg | 436 | 486 | 50 |
| La Patera | 484 | 484 | -0- |
| El Camino | 305 | 339 | 34 |
| Total GUSD | 3,792 | 4,002 | 210 |
| Santa Barbara High School District² | | | |
| Junior High School | | | |
| Goleta Valley | 972 | 1,185 | 213 |
| La Colina | 909 | 930 | 21 |
| High School | | | |
| Dos Pueblos | 2,212 | 2,304 | 92 |
| San Marcos | 1,981 | 1,994 | 13 |

¹Source: Zonana, October 2003.

²Source: Hetynk, October 2003.

GUSD serves the Goleta valley, a suburban community of 80,000 people that includes the newly formed City of Goleta and a large unincorporated area.

GUSD serves 4,000 elementary students in nine schools, all kindergarten through grade 6. Enrollment has declined slowly in the past three years following a period of steady growth. Class size is under 20 in grades K, 1, 2, and 3, and averages 28 in grades 4, 5, and 6. GUSD has a diverse student population and professional staff. Approximately 35 percent of students are English-language learners.

All schools offer programs in technology, music, art, and physical education. Gifted and Talented Education (GATE) is offered in grades 4, 5, and 6. All schools have a computer center, and all classrooms and offices are wired for high-speed communications. In general, parents are highly involved and provide solid financial support for schools.

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FIGURE 4.15-2

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In 1996, GUSD passed a \$26 million bond issue, and is undertaking new construction at some schools, and modernization and infrastructure projects at all schools. A new Isla Vista School was completed in 1999. The GUSD recently closed El Rancho School (elementary), which is located at 7421 Mirano Drive in Goleta to the north of the Joint Proposal Area.

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GUSD's financial condition is sound, although budgets are tight, as is typical of California schools. GUSD has over 270 certificated employees and some 270 classified employees. GUSD maintains excellent special education and support services.

Students in the GUSD elementary schools become a part of the SBHSD following graduation. They attend Goleta Valley or La Colina Junior High School in grades 7 through 8, and Dos Pueblos or San Marcos High School in grades 9 through 12. The SBHSD generation factor is shown in Table 4.15-2.

**Table 4.15-2. Santa Barbara High
School District Student Yield Rates¹**

| Student Yield Rate by Dwelling Unit Type | Grades 7-8 | Grades 9-12 |
|---|------------|-------------|
| Single-Family Detached (SFD) | 0.05 | 0.11 |
| Multi-Family & Single-Family Attached (MF & SFA) | 0.04 | 0.05 |

¹Source: Sage Institute, Inc., 2003.

4.15.1.1.4 Utility Easements. Several streets in the project area provide utility corridors for water, sewer, stormwater, electricity, natural gas, and communications. These streets include Storke Road and Hollister Avenue. Water mains are located under both Hollister Avenue and Storke Road. A 12-inch main runs down Hollister as well as a reclaimed water main. Storke Road has both potable and reclaimed water lines.

Utilities located in the Storke Road right-of-way include sewer, potable water, gas, telephone, and reclaimed water. Aboveground utilities in this area include electrical lines and associated power poles along the west side of Storke Road.

Storm drains and culverts are located at various locations throughout the project area. Additional information on storm flow and flooding patterns is provided in Section 4.3, Hydrology and Water Quality.

4.15.1.1.5 Water Supply. The Goleta Water District provides potable and reclaimed water to the project area. As noted above, several streets in the project vicinity have existing water mains.

The Goleta Water District encompasses an area of approximately 32,000 acres of which about 4,000 acres are agricultural (12 percent), 5,760 acres (18 percent) are residential, 640 acres (2

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Section 4.15 percent) commercial, and 21,600 acres (68 percent) open space. The District serves the
Public University, the unincorporated area between Santa Barbara and Goleta, Santa Barbara, the Santa
Services Barbara Airport, schools, recreational facilities, and the newly established City of Goleta. The District produces water from the following sources: Cachuma Project, recycled water, State Water Project (SWP) water, and groundwater (Table 4.15-3).

Table 4.15-3. Water Supply and Demand – Goleta Water District

| | Total (acre- feet per year) | Comment |
|------------------------------------|--|--|
| <i>Supply (average production)</i> | | |
| Cachuma Project | 9,321 | Fixed percentage of Cachuma Project yield; Cachuma represents about 55% of total supply |
| State Water Project | 3,800-4,500 | SWP entitlement is 7,000 AFY plus 450 AFY of CCWA drought buffer. The District assumes 51-60 percent average annual delivery of entitlement and drought buffer. The District's right to CCWA facility capacity is 4,500 AFY. |
| Local groundwater | 2,350 | District's portion of the Goleta Basin. Safe yield estimated at 3,410 AFY. |
| Recycled water project | 1,500 | Approximate capacity of existing project. |
| Total | 16,974-17,671 | |
| <i>Demand (average)</i> | | |
| Current (2000) | 14,000 | Includes approximately 1,000 AFY of recycled water. |
| Build-out (2020) | 16,000 | Includes approximately 1,500 AFY of recycled water. |

Source: Ruiz, 2003.

The majority of the District's water supply is from the Cachuma Project. The District has 7,000 acre-feet per year of SWP entitlement, plus 450 acre-feet per year of Central Coast Water Authority's (CCWA) drought buffer. The District's right to the CCWA facility capacity is only 4,500 acre-feet per year. In 1995, the District began making deliveries from a new recycled water project developed in cooperation with the Goleta Sanitary District (GSD), a separate public agency. The recycled water project has a capacity of approximately 1,500 acre-feet per year and the District is currently delivering approximately 1,000 acre-feet per year to the University, several golf courses, and other users who were previously using potable water. The District's right to produce groundwater from the local Goleta Basin has been adjudicated through the Wright v. Goleta Water District judgment. The District has an adjudicated right to extract approximately 2,350 acre-feet per year, and any surplus water available. The Wright judgment also provides the District with the right to defer producing its annual groundwater entitlement, and consider that water as the District's stored water for later use during droughts. The Wright judgment also provides the District with the right to inject water into the basin and claim that as the District's stored water, in addition to its annual entitlement. As of June 2002, the District has rights to approximately 29,000-acre feet of stored groundwater in addition to its annual entitlement (Ruiz, 2003).

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The Goleta Water District has an active water conservation program for residential and commercial uses. These programs cover all types of water conservation tips and suggestions, and would be accessible to all new customers.

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4.15.1.1.6 Sewer Service. The project area is bisected from east to west by a 24-inch sanitary sewer trunk line owned and operated by the Goleta West Sanitary District (GWSD). The line is located along the lowlands adjacent to, and in some places within, Devereux Creek. As shown on Figure 4.15-1, the Devereux Creek main trunk line traverses Santa Barbara Shores, Ellwood Mesa, and Ocean Meadows Golf Course to Storke Road. This main line handles existing sewer service from the residential communities located south of Hollister Avenue and is proposed by the applicant to provide service to the Comstock Homes development. As discussed in Section 4.3, due to potential water quality impacts associated with this sewer line, a recommended mitigation measure would require avoidance of the Devereux Creek line. Another main trunk line traverses Hollister Avenue and could be used to provide sewer service to the Comstock Homes Development; if the Hollister main line were used, it would require the development and operation of a lift station.

Inspections on these lines include periodic visual inspections through manholes, and camera surveys at least once every five years. Maintenance on the lines includes annual pipe clean-outs using rotating cutting tools, and right-of-way maintenance such as brush removal. The GWSD has experienced eucalyptus root interference with the Devereux Creek line, including small leaks (Nation, 2003).

The GWSD is in the planning phase for certain upgrades to the Hollister Avenue and Devereux Creek trunk lines, as outlined in the October 2003 final Mitigated Negative Declaration document available on GWSD's website (www.goletawest.com) (SAIC, 2003). A new line is proposed for the Hollister Avenue corridor between Sandpiper Golf Course and Pacific Oaks Road. According to the GWSD, this improvement will relieve pressure on the Devereux Creek line. The Devereux Creek line would undergo a "re-sleeving" process whereby a coating is inserted into the existing pipeline to repair leaking or weak joints and reduce friction from Coronado Street east to Storke Road. The portion of the line west of Coronado through Santa Barbara Park parcel is not being re-sleeved as the GWSD engineering assessment did not identify this as necessary (Nation, 2004). In the long term, these improvements will allow GWSD to more reliably accommodate both the existing demand and projected future demands. The Sandpiper Golf Course maintenance shed and the proposed Comstock Homes Development, if not connected to the Hollister main trunk line, would be the only remaining sources connected to the Devereux Creek line west of the Santa Barbara Shores housing development. The Bacara Resort, just west of the Sandpiper Golf Course, is connected to the Hollister Avenue trunk line.

Municipal sanitary waste flows to the GSD's Wastewater Treatment Plant, which is located southeast of the Santa Barbara Airport. This facility has a current treatment capacity of 9.7 million gallons per day (mgd), a permitted discharge limitation of 7.64 mgd, and current throughput averages 5.5 mgd. Municipal sanitary wastes are typically treated through a blended

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Section 4.15 secondary treatment process and discharged via an ocean outfall located approximately 1 mile offshore of Goleta Beach in 95 feet of water. GWSD's agreement with the GSD allows for a maximum rate of 3.11 mgd; the current flow rate is at 1.9 mgd (40% available capacity).

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The GWSD also has a program underway to install various stormwater appurtenances in the City of Goleta, including certain new stormwater components to be installed in the Ellwood Mesa area. This project is in coordination with the County Water Agency, as part of the County's Project Clean Water.

4.15.1.1.7 Solid Waste. Solid waste generated in the project vicinity is collected by BFI and transported to the Tajiguas Landfill for disposal. The Tajiguas Landfill is operated by the County, and is located approximately 20 miles west of the proposed project area. The landfill accepts solid waste primarily from the cities of Santa Barbara and Goleta and unincorporated Santa Barbara County south coast areas. The County has approved a proposal to expand the Tajiguas Landfill to provide approximately 15 years of solid waste disposal capacity. The landfill expansion plan was recently approved by the Regional Water Quality Control Board, and the California Integrated Waste Management Board. The landfill now has adequate disposal capacity to continue waste disposal operation until the year 2020 (Rodriguez, 2003).

4.15.1.1.8 Energy. The proposed residential development sites in the City of Goleta's jurisdiction are located in the service area of Southern California Edison (SCE) and Southern California Gas Company (SoCal Gas) for electrical service and natural gas service, respectively.

SCE and SoCal Gas maintain large service areas covering large portions of Southern California, providing electric and gas services to millions of customers. It is anticipated that adequate surplus supplies exist to meet all demand from the proposed Comstock Homes Development. Both SCE and SoCal Gas confirmed sufficient capacity was available to provide service to the previously proposed residences for the Sandpiper Project and for the demand associated with the Ellwood Beach-Santa Barbara Shores Specific Plan Area EIR.

4.15.1.2 Comstock Homes Development, Phelps Ditch Site, Coronado Butterfly Preserve, and Ellwood Mesa Open Space Plan Area

4.15.1.2.1 Comstock Homes Development. Infrastructure in the proposed Comstock Homes Development area (including the Santa Barbara Shores Park area to the south) consists of a gated and fenced 15-space parking area in the northwest corner; a buried GWSD main sewer line and associated manholes; perimeter barbed wire fences along the western border with Sandpiper Golf Course and along the northeastern border near Pebble Beach Drive; remnant barbed wire fences along interior property lines with Ellwood Mesa; an idled 3-inch steel irrigation pipeline and irrigation control vaults; three idled water well sites with perimeter chain link fence and power poles; abandoned power poles along the northern perimeter near Hollister Avenue; remnant steel pipe fragments located between the existing main north-south trail and the Ellwood Mesa property line; and the buried GWSD sewer line and associated manholes. Remnants of an asphalt road are located along the western perimeter immediately south of the

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parking area. As shown on Figure 4.15-1, the majority of the previously discussed existing infrastructure, including the three idled water wells, is not located within the Comstock Homes Development footprint.

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The Comstock Homes Development site is located in an area of moderate to high fire hazard due to the presence of eucalyptus trees and grasslands. The development project would involve removal of 190 eucalyptus trees along the western and northern perimeter of the property. Numerous eucalyptus trees, as well as grasslands along the southern and eastern perimeter of the home sites, would remain intact after construction.

4.15.1.2.2 Phelps Ditch Trail. Infrastructure at the Phelps Ditch Trail includes a gravel road that is maintained by County Flood Control. Water and gas mains run parallel to the north side of the GUSD property along Phelps Road.

4.15.1.2.3 Coronado Butterfly Preserve. Infrastructure in the Coronado Butterfly Preserve sub-area consists of culverts along a tributary of Devereux Creek at the two street undercrossings (Santa Barbara Shores Drive and Newport Drive); benches and interpretive signs at the amphitheater along Coronado Drive; a footbridge over the creek channel; and a segment of the buried GWSD sewer line and associated manholes located on the west and south banks of the creek.

4.15.1.2.4 Ellwood Mesa Open Space Plan Area. Infrastructure in the Ellwood Mesa sub-area consists of the buried GWSD sewer line and associated manholes located on the north bank of Devereux Creek; remnant barbed wire fences located along the interior property lines with Santa Barbara Shores (near the beach access trail between Santa Barbara Shores Drive and the bluff) and at various locations along the bluff trail; four idle water well sites with perimeter chain link fence and power poles; five abandoned oil well sites; an oilfield concrete rubble site located in a small canyon adjacent to the Ellwood Main Monarch Grove; and a retaining wall and a partially exposed concrete channel in Devereux Creek located near the terminus of Coronado Drive.

Two undeveloped easements are located adjacent to and parallel with the northern property line of Ellwood Mesa (border of APNs 079-210-051 and 079-210-024): a 20-foot-wide easement dedicated for access to the Doty parcel and a 42-foot easement to the County for road purposes. According to previous planned development site plans, these easements are planned to be abandoned.

4.15.2 Regulatory Framework

The regulatory framework for the public services described above generally consists of a requirement to provide an adequate supply of services (as defined uniquely by each type of service) to present and future customers. More specifically, the state-level Subdivision Map Act, the County-level subdivision requirements, and General Plans at the City and County level all

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Section 4.15 require developers to account for the provision of adequate public services prior to creating a parcel.
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Oversight of the public service providers is provided by an assortment of Boards, Commissions, and other types of local and regional institutions and agencies.

4.15.2.1 Federal Authorities and Administering Agencies

There are no federal regulations governing Recreational Resources for the proposed action.

4.15.2.2 State Authorities and Administering Agencies

4.15.2.2.1 CEQA, Public Resources Code §21000 et seq. The basic goal of the California Environmental Quality Act (CEQA) is to develop and maintain a high-quality environment now and in the future. The CEQA Guidelines provide a framework for the analysis of impacts to Recreation Resources.

4.15.2.2.2 The Subdivision Map Act, Government Code §66410 et seq. The Government Code of the State of California sets forth general provisions, procedures, and requirements for the division of land including the provision of public services. This Division 2 of the Government Code is often referred to as the “Subdivision Map Act.”

4.15.2.2.3 California Coastal Act §30000 et seq. As described in Section 1, the Coastal Act is the only set of policies that apply to development projects within the City of Goleta’s Coastal Zone, pending certification of the City of Goleta’s Local Coastal Plan. The California Coastal Act’s Coastal Resources and Management Policies include provisions related to public services that would be relevant to this project. New residential development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will effect, either individually or cumulatively, on coastal resources (Coastal Act Policy 30250).

4.15.2.3 Local Authorities and Administering Agencies

4.15.2.3.1 City of Goleta Coastal Zoning Ordinance. As described in Section 1, the County of Santa Barbara’s Coastal Zoning Ordinance (CZO) and other implementing ordinances (including subdivision and grading ordinances) were adopted by the City but have not been certified by the California Coastal Commission (CCC). The CZO provides guidance for those areas of the City of Goleta within the Coastal Zone. Applicable ordinances provide protection of the integrity of long-term groundwater supply (35-60.1), well metering (35-60.2), use of appropriate, existing water and sewer service where available (35-60.3), water conservation devices in new developments (35-60.4), and a finding of adequate public services to serve new development (35-60.5).

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4.15.3 Project Impacts and Mitigations

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4.15.3.1 Thresholds of Significance

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The Santa Barbara County Environmental Thresholds and Guidelines Manual (Thresholds Manual) (County, 2002a) has been adopted by the City of Goleta for conducting CEQA analysis. The Threshold Manual provides assessment of public service impacts, as outlined below.

4.15.3.1.1 Electrical and Gas Energy, and Wastewater. The Threshold Manual does not have a specific threshold of significance for addressing energy consumption or use of wastewater. The Threshold Manual references the GCP, which contains general objectives that require developments be phased so as not to exceed the service capacities of major public facilities and infrastructure (County, 1999). Under these guidelines, the proposed project would result in a significant impact on energy or wastewater utilities if it would:

- Exceed locally available supplies or require the construction of substantial additional infrastructure to accommodate project demand

4.15.3.1.2 Schools. The schools' significance threshold states:

“A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. This assumes 20 students per classroom for kindergarten to third grade, 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program.”

According to the Thresholds Manual, this threshold is to be applied in those school districts which are currently approaching, at, or exceeding their current capacity.

4.15.3.1.3 Fire and Police Protection. The City of Goleta does not have a specific threshold of significance for fire and police protection services. However, Appendix G of CEQA defines significant impact with regard to fire protection as:

- Does the project introduce development into an existing high fire hazard area?
- Does the project cause a fire hazard?
- Does the project introduce development into an area without adequate water pressure, fire hydrants, or adequate access for fire fighting?
- Does the project result in development that will hamper fire prevention techniques such as controlled burns or back-firing in high fire hazard areas?
- Does the project result in development of structure beyond safe fire department response time?

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Section 4.15 With specific regard to police protection, Appendix G of CEQA defines significant impact as:

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- Does the project generate a need for new or altered police protection services?

4.15.3.1.4 Solid Waste. The County of Santa Barbara (2002a) has established a threshold of significance for solid waste generation, based on available landfill capacity. The proposed project would result in a significant impact on solid waste capacity if it would result in one or more of the following:

- Generates 5 percent or more of the expected average annual increase in County waste generation, or 196 tons of solid waste annually, after reduction and recycling.
- Any project that increases expected County solid waste generation by 1 percent or more (e.g., 40 tons/year or more) is considered to have cumulatively considerable adverse impact on solid waste facilities.

4.15.3.1.5 Water Supply. The County Board of Supervisors and the City of Goleta, by adoption, have determined that service through the GWD would not cause or contribute to groundwater basin overdraft pursuant to the requirements of the Wright vs. Goleta Water District judgment. Thus, no thresholds of significance apply to projects served by the GWD and project impacts on the water resources of the GWD would be less than significant.

4.15.3.2 Project Impacts

4.15.3.2.1 Comstock Homes Development.

Impact PS-1. Proposed development of the Comstock Homes would increase demands on electrical and natural gas supplies. According to Mike Barkley, Service Planner for SCE, the impacts of providing electrical service to the proposed Comstock Homes Development would be less than significant as the existing electrical infrastructure in the region has more than enough capacity to handle the increase (Barkley, 2003). The project would entail the construction of line extensions and perhaps the addition of local transformers, which is a normal activity for such developments.

According to Tim Mahoney, District Manager for SoCal Gas, the existing natural gas distribution infrastructure is sufficient to handle the loads required by the proposed Comstock Homes (Mahoney, 2003). Similar to SCE, SoCal Gas would be required to install line extensions to the housing and apartment units from the nearby feeder lines.

The additional energy demand represented by this project scope is considered adverse, but *less than significant* (Class III).

Impact PS-2. The proposed project would require an extension of sewer facilities to serve future residents and although a sewer connection would be required for the project, the extension would not create significant or growth-inducing impacts since sewer service already

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exists in the immediate vicinity of the proposed Comstock Homes Development. According to Mark Nation of the GWSD, the wastewater treatment plant currently has enough capacity for an additional 5,000 ERUs (one ERU, or equivalent residential unit, consists of 168 gallons per day wastewater usage). The Comstock Homes Development would contribute 78 ERUs (i.e. 13,100 gallons per day) to the sanitary system. In addition, the existing wastewater conveyance systems are anticipated to be sufficient to handle the additional flows to the wastewater treatment plant, although a lift station would need to be constructed if the Comstock Homes Development interconnected with the Hollister trunk line. Impacts related to sewer capacity and conveyance would be adverse, but *less than significant (Class III)*.

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Impact PS-3. The proposed project would result in the generation of additional students for local school districts. Using the student generation factors provided by the local school districts, the proposed 78-unit project would generate approximately 23 elementary students, four junior high school students, and nine high school students. While some schools within the GUSD and SBHSD are at or near their peak capacity, impacts would be limited because: 1) developer fees are in place which provide the school with needed funds to make arrangements for the additional students; 2) GUSD has been in an overall enrollment decline, and anticipates to remain in that state through the next few years; and 3) GUSD has an existing west-side school closed (El Rancho) that could be opened should enrollment require such a move. Therefore impacts would be considered potentially adverse, but *less than significant (Class III)*.

Impact PS-4. The proposed project would present an increase of population requiring additional police protection services. Further, based upon County population multipliers (3.01 residents per single family unit, 2.65 residents per multifamily/attached unit), the Comstock Homes Development would generate approximately 235 new residents in the area. This increase would not impact response time to calls for emergency services, and the number of existing officers would be adequate to provide police protection to the area served by the residential development (Moore, 2003). Therefore impacts are considered adverse, but *less than significant (Class III)*.

Impact PS-5. The proposed project would present an increase of population requiring fire protection services. Based upon County population multipliers (3.01 residents per single family unit, 2.65 residents per multifamily/attached unit), the Comstock Homes Development would generate approximately 235 new residents in the area. The residential units would be exposed to moderate to high fire hazards due to their close proximity to mature eucalyptus trees and extensive grasslands. As was stated in the baseline section, the Comstock Homes Development would not hinder the Fire Department's ability to maintain a response time of 5 minutes or less. In accordance with the County Fire Code, the project design will include measures to minimize the risk of fire from adjacent nearby eucalyptus and grasslands. Therefore impacts are considered *potentially significant, but feasibly mitigated (Class II)*.

Impact PS-6. Generation of solid waste would occur as a result of short-term construction impacts. The proposed project would potentially generate excess construction materials during project buildout, some with the potential for reuse or recycling. These impacts would be short

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Section 4.15 term and only occur during construction activities. Impacts would be adverse, but *less than significant (Class III)*.
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Impact PS-7. Significant amounts of solid waste would be generated at the proposed project at full build-out. Using the solid waste generation factors for residential development established by the County (2002a) for single family and detached units, the proposed Comstock Homes Development would result in the generation of 223 tons of solid waste per year (3.01 persons/single family unit, 2.65/detached x 0.95 tons/individual), not considering potential recycling reductions. Should a permittee fully implement a recycling program (Solid Waste Management Program), it is estimated that a project waste stream can be reduced 50 percent or in this case reduce anticipated solid waste generation to 112 tons per year. Total solid waste generated would therefore not exceed the project-specific significance threshold of 196 tons per year. Solid waste impacts therefore would be adverse, but *less than significant (Class III)*.

Impact PS-8. The proposed 78-unit project would involve an estimated increase in water demand of 30 acre feet per year (AFY) (0.3 AFY per home x 50 homes [< 0.25 acre] + 0.53 AFY per home x 28 homes [> 0.25 acre]). The significance threshold states that service through the Goleta Water District (GWD) does not have the potential to cause or contribute to groundwater basin overdraft due to GWD's compliance with the Wright judgment. Further, the GWD has adequate water supplies to support current and all anticipated future demand within the GWD service area through 2020 (Ruiz, 2003). Thus project impacts on water resources would be adverse, but *less than significant (Class III)*.

4.15.3.2.2 Phelps Ditch Trail. No public infrastructure developments are planned at the Phelps Ditch Trail; therefore, there are no anticipated impacts to public services associated with this project component.

4.15.3.2.3 Coronado Butterfly Preserve. There are no planned modifications to the infrastructure or current uses of the Coronado Butterfly Preserve; therefore, there are no anticipated impacts to public services associated with this project component.

4.15.3.2.4 Ellwood Mesa Open Space Plan Area. Public coastal access and recreation improvements are proposed within the Ellwood Mesa Open Space Plan area, including a 40-space off street parking area, a restroom which will be connected to the Hollister Avenue sewer trunk line, and upgrades to an existing trail across the Ellwood Mesa property. Habitat restoration and preservation activities are also proposed.

Water, wastewater, and energy uses in the construction and maintenance of these facilities will be insignificant. Fire and police service requirements are currently satisfied through existing services. Proposed recreation and coastal access improvements are not anticipated to generate additional fire and police services. The proposed parking and restroom would be locked during night hours. No impacts are anticipated to fire or police protection services.

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No public services impacts are anticipated from the construction and maintenance of the Ellwood Mesa Open Space Plan area recreational amenities and restoration activities.

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4.15.3.3 Cumulative Impacts

Impact PS-9. The proposed project would result in an increased demand on numerous vital public services. As there are a significant number of proposed and pending projects within the vicinity of the proposed Comstock Homes Development and the Ellwood Mesa Open Space Plan area, it is anticipated that the subject project would incrementally contribute to cumulative impacts to public services in the region. One of the key mechanisms utilized by the City of Goleta to ensure that primary public services are maintained commensurate with growth are the Goleta Development Impact Fees. These fees provide the fire, police departments, and school districts with a revenue stream that enables them to provide a relatively consistent level of service. Other services providers such as the Goleta Water District, GWSD, SCE, and SoCal Gas not only have planned for the anticipated growth through participation in the development of the regional plans and zoning ordinances, but also benefit from revenue streams from the new developments through assorted connection and hook-up charges, ensuring a continuation of adequate service. Therefore, the project's contribution to cumulative impacts to public services is considered to be potentially *significant, but feasibly mitigated (Class II)*.

Impact PS-10. Considering anticipated project build-out in the vicinity of the Goleta Valley, the Comstock Homes Development would incrementally contribute to a significant increase in the solid waste stream, further diminishing capacity at the Tajiguas landfill. Mitigation measures recommended for the Comstock Homes Development would decrease the project-specific waste stream by about 50 percent, to less than the significance threshold. As the increase in housing and corresponding waste streams generated by the Comstock Homes Development were anticipated as a part of the regional planning and zoning process, mitigation measures established as a part of this development result in a cumulative impact on solid waste disposal that is considered to be potentially *significant, but feasibly mitigated (Class II)*.

4.15.3.4 Mitigation Measures

This section presents mitigation measures which are required to reduce project impacts.

Mitigation PS-1. Because impacts on energy resources are less than significant, no specific mitigation measures are required. However, mitigation measures designed to decrease the use of electricity and natural gas would be included relative to the air quality resource area (*addresses Impact PS-1, see Mitigation Measure AQ-3*).

Mitigation PS-2. The applicant shall pay the applicable Goleta Development Impact Fees in effect at the time of project approval, including school, sheriff, and fire fees prior to occupancy.

Plan Requirement and Timing. A copy of payments shall be sent to the City of Goleta prior to Land Use Permit approval (*addresses Impact PS-9*).

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Section 4.15 **Monitoring.** The City of Goleta shall ensure payment is made prior to issuing certificates of occupancy.

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Mitigation PS-3. The applicant shall notify GUSD and SBHSD of the expected buildout date of the project to allow the districts time to plan for the new students.

Plan Requirements and Timing. A copy of the notice shall be sent to the City of Goleta prior to Land Use Permit approval (*addresses Impacts PS-3 and PS-9*).

Monitoring. The City of Goleta shall receive evidence of GUSD and SBHSD notification.

Mitigation PS-4. Demolition and/or excess construction materials shall be separated on site for re-use/recycling or proper disposal (e.g., concrete, asphalt). During grading and construction, separate bins for recycling construction materials and brush shall be provided on site.

Plan Requirements and Timing. This requirement shall be printed on the grading and construction plan. Permittee shall provide the City of Goleta with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance (*addresses Impact PS-6*).

Monitoring. The City of Goleta shall review receipts prior to occupancy clearance.

Mitigation PS-5. Materials with recycled content shall be used in project construction.

Plan Requirements and Timing. The applicant shall submit, along with the Solid Waste Management Program, a description of the amounts and types of recycled materials to be used in project construction to the City of Goleta. The applicant shall submit, along with the Solid Waste Management Program, a description of the monitoring program to the City of Goleta. The City of Goleta shall approve documents prior to Land Use Permit approval (*addresses Impact PS-7*).

Monitoring. The City of Goleta shall periodically inspect the project site for compliance.

Mitigation PS-6. The permittee shall develop and implement a Solid Waste Management Program for the residential development. The program shall include one or more of the following measures, but is not limited to those measures:

- a) Provision of space and/or bins for storage of recyclable materials within the project site
- b) Implementation of a curbside recycling and green waste program to serve the new development
- c) Development of a plan for accessible collection of materials on a regular basis
- d) Regular composting of lawn clippings and other landscape materials

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Plan Requirements and Timing. The applicant shall submit a Solid Waste Management Program to the City of Goleta for review and approval prior to Land Use Permit approval. Program components shall be implemented prior to occupancy clearance (*addresses Impacts PS-7 and PS-10*).

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Monitoring. The City of Goleta shall periodically inspect the development for compliance.

The following mitigation measures are not required to reduce impacts to less than significant levels. These measures are recommended to reduce project landscaping irrigation water demand and to minimize the project's contribution to cumulative adverse impacts on water resources.

Mitigation PS-7. The project landscape plan shall maximize the use of low-water demand species. Project codes, covenants, and restrictions (CCRs) shall include information and photographs about drought-tolerant plantings for individual private spaces (i.e., front and back yards) and encourage and facilitate owner use of these water-saving species.

Plan Requirements and Timing. The final landscape plan shall define precisely high and lower demand species areas to allow for expedient review and approval by the City of Goleta prior to Land Use Permit approval. The CCRs shall incorporate language and illustrations such as those found in GWD and Santa Barbara Botanical Garden publications advocating low water use plantings. Landscape plan components and CCRs shall be reviewed prior to approval of the Land Use Permit (*addresses Impact PS-8*).

Monitoring. The City of Goleta staff shall verify the installation of the required landscaping in the field.

Mitigation PS-8. The applicant shall, where feasible, utilize GWD reclaimed water for all common area exterior landscaping. Non-reclaimed water shall not be used to water exterior landscape. If not feasible, the applicant shall provide documentation as to the efforts made to procure reclaimed water purveyors and the negative outcome.

Plan Requirements and Timing. The final project plans shall include the necessary fixtures and separate plumbing systems to allow the use of reclaimed water, should such water become available. The project plans shall be reviewed and approved by the City of Goleta prior to Land Use Permit approval (*addresses Impact PS-8*).

Monitoring. The City of Goleta staff shall verify installation of the required landscaping in the field.

Mitigation PS-9. Indoor water use in all proposed structures shall be limited through the following measures:

- a. Recirculating, point-of-use, or on-demand water heaters shall be installed
- b. Low flow plumbing fixtures shall be installed

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Section 4.15 **Plan Requirements and Timing.** Indoor water conserving measures shall be graphically depicted on building plans. The plans shall be reviewed and approved by the City of Goleta prior to Land Use Permit approval. Indoor water-conserving measures shall be implemented prior to occupancy clearance (*addresses Impact PS-8*).

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Monitoring. The City of Goleta shall inspect for all requirements prior to occupancy clearance.

Mitigation PS-10. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department.

Plan Requirements and Timing. Prior to approval of Land Use Permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to occupancy clearance (*addresses Impact PS-5*).

Monitoring. Fire Department shall ensure compliance prior to occupancy clearance.

Mitigation PS-11. Prior to recordation of the tract map, the applicant shall provide a can and will serve letter from the GWSD and the Goleta Water District indicating that adequate water supply and water treatment services are available to serve the project (*addresses Impacts 2 and 8*).

4.15.3.5 **Residual Impacts**

The residual impacts of PS-1, the increase of demand on electrical and gas supplies, would be less than significant. Impacts, however, would be further mitigated by the implementation of mitigation measure PS-1.

The residual impact of PS-2, the increase in demand on sewer collection and treatment facilities, would be less than significant.

The residual effect of impact PS-3 would be less than significant.

The residual impact of PS-4, the increased demand on police services, would be less than significant.

The residual impact of PS-5, the increased demand on fire protection services, would be less than significant. Impacts, however, would be minimized by the implementation of mitigation measure PS-10.

The residual impact of PS-6, the generation of solid waste during the construction phase, would be less than significant. Impacts, however, would be further mitigated by implementation of mitigation measures PS-4 and PS-5.

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The residual impact of PS-7, the generation of solid waste following establishment of the residential area, would be less than significant. Impacts, however, would be further minimized by implementation of mitigation measure PS-6.

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The residual impact of PS-8, increasing use of water, would be less than significant. Impacts, however, would be further reduced by implementation of mitigation measures PS-7, PS-8, and PS-9.

The residual impacts of cumulative effect of PS-9, increase in demand on public services, would be less than significant due to implementation of mitigation measures PS-1, PS-2, PS-3, PS-7, PS-8, PS-9, PS-10, and PS-11.

The residual impacts of cumulative effect of PS-10, increase in solid waste stream, would be less than significant due to implementation of mitigation measure PS-6.